

27 Inglewood Road
London NW6 1QT
Planning Application

June 2015

Design & Access Statement

Introduction

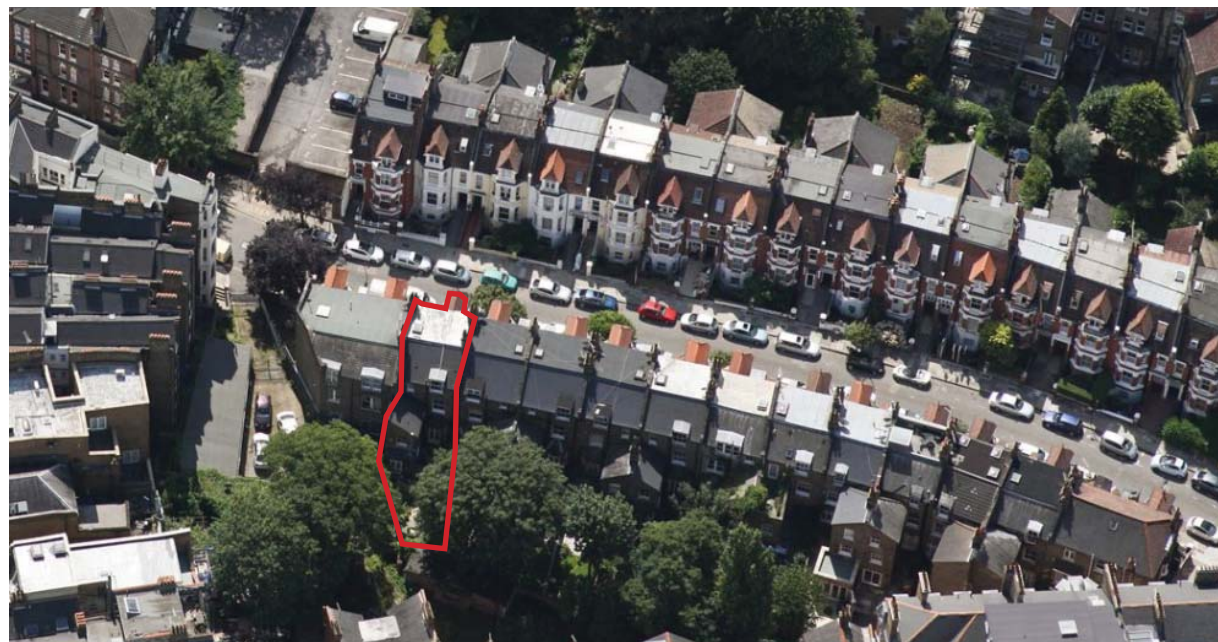
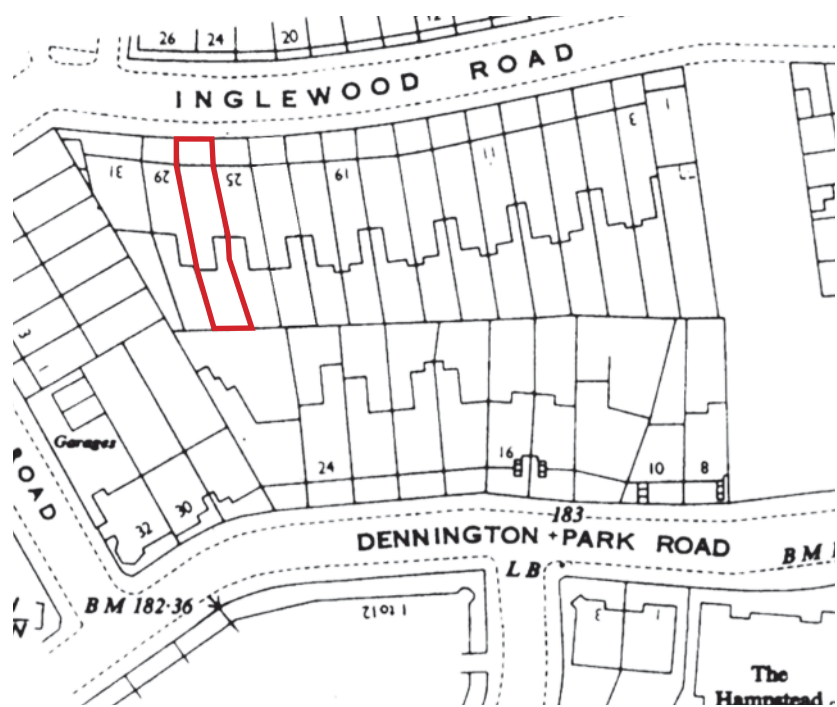
This planning application is for a proposed single storey rear extension to a residential dwelling.



Existing property

The existing property is a single residential terraced dwelling. The site is within the West End Green Conservation Area but has no statutory or local listing.

The rear of the terrace exhibits a typical saw-toothed form with all of the houses having a closet wing of two storeys. Some of these closet wings have rear extensions. The rear gardens of this terrace backs on to the rear gardens of the Dennington Park Road properties.



Photos



Rear elevation



Street elevation



Boundary condition - towards No.25



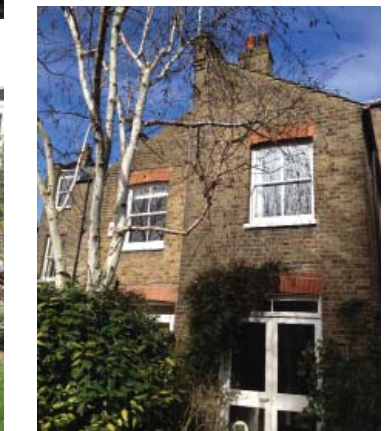
Flank of closet wing



Boundary condition - towards rear



Boundary condition - towards 29



Boundary condition - towards rear

Proposal

The proposal is for a side extension to the closet wing which will create an open plan living space.

It is also proposed to replace the rear doors to the closet with a new window.

Scale

The extension is of such a scale as to remain subordinate to the main house. The house benefits from good sized garden but unlike neighbouring developments, we do not feel a rear extension would be appropriate as it would impact on the garden and planting too much. Therefore a side extension is proposed which is an area already of hard-standing. The extension has pitched roofs sloping on three sides. This is to minimise its impact on the neighbours, sloping down to a typical garden wall height which is similar to the existing screening. The proposal also respects the existing building by retaining the outline of the closet wing and setting back the extension. This ensures that the extension will remain visually subordinate.

Layout

The existing kitchen is currently very narrow with no space for a dining area. The kitchen is also on a different level to the rest of the house meaning that circulation between the kitchen and dining is comprised. In fact, to enable a safe and convenient circulation, a service hatch had been installed to pass food to the dining area without having to negotiate steps and a narrow corridor - this is a serious day-to-day concern for young families or an aging inhabitant in regards to future-proofing the accessibility of the house.

Use

The additional accommodation will allow for a growing family to remain in and maintain the property whilst adding to the city's housing stock and appealing to a wider demographic.

The project will also involve internal refurbishment to provide for a modern family. This will ensure that current and future residents with the resources to maintain the property are able to live to current day standards and hence the property will earn its keep.

Materials

Unlike the other existing closet wings, this will be a new structure and as such will not attempt to look like an original part of the building. It will distinguish itself through the use of render to provide contrast to the original building as suggested in CPG1 para. 4.7:

“A harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building “

“In historic areas traditional materials such as brick, stone, timber and render will usually be the most appropriate complement to the existing historic fabric;”

The render will make the extension distinct but is not such a departure from traditional materials as its use can be seen in many Victorian buildings. The pitched slate roofs also help to integrate the extension and recall the pitched roof of the bay window to be removed and the compliment the roof of the closet wing.

Access

The existing kitchen is on a lower level to the rest of the house. The rear garden is lower further still. The proposals will create an open-plan, level kitchen and dining space which will facilitate easy, safe circulation within the main living space of the dwelling. Intended works to the rear garden immediately outside the new extension doors will also provide much easier access to the outside amenity.